

HALIFAX

Heritage Advisory Committee

Case No. H00466
Heritage Conservation Districts (HCDs)
Prioritization and Process Review

August 26, 2020

Origin

On December 14, 2017, the Community Planning and Economic Development Standing Committee passed the following motion:

THAT the Community Planning and Economic Development Standing Committee request a review to improve time frames for any future Heritage Conservation Districts after the completion of Schmitzville Heritage Conservation District.

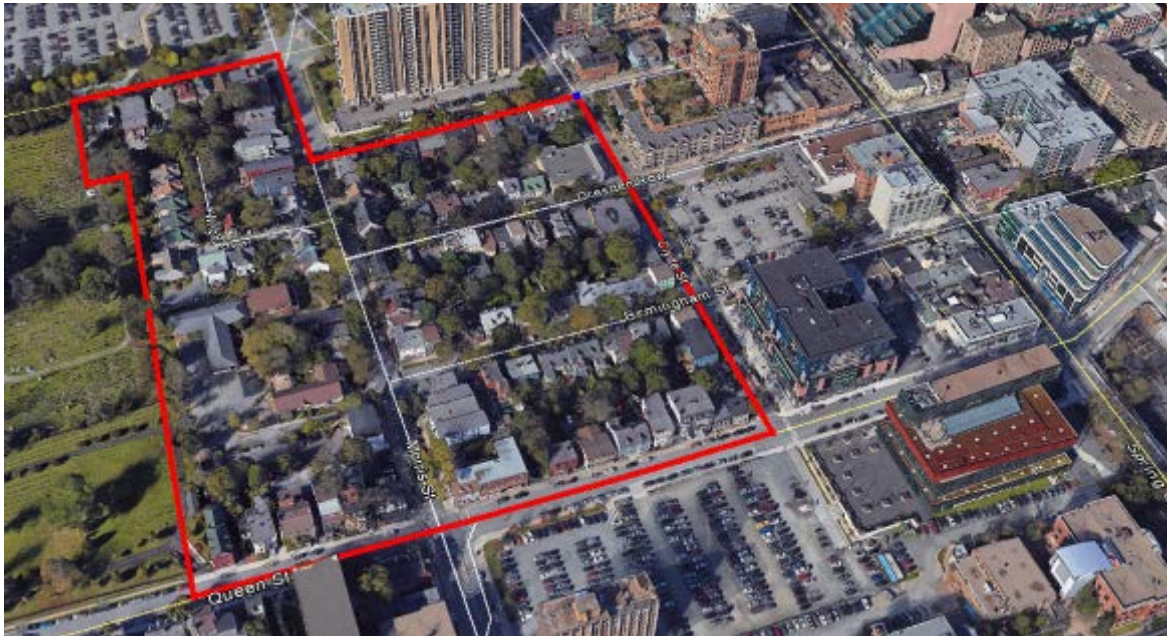
On May 16, 2019, the Community Planning and Economic Development Standing Committee passed the following motion:

THAT the Community Planning and Economic Development Standing Committee request that the Chief Administrative Officer provide a staff report concerning the implications of prioritizing future heritage conservation districts following the substantial completion of the new heritage district for Historic Properties. Specifically, the committee proposes that new districts be considered first for Downtown Dartmouth, and then for Halifax's Old North End including the area referred to as Creighton's Fields.

What is a Heritage Conservation District?

An area, designated under the Heritage Property Act of Nova Scotia, that represents a significant era or architectural style which merits protection and recognition.

HCDs are regulated through specific land use regulations and design guidelines adopted by the municipality. In the case of HRM, they typically have accompanying grant programs to help property owners conserve their properties.





Minimum Process Required



Prioritization Methodology

Methodology

Staff have identified four criteria to prioritize study areas for future HCDs and they are as follows:

1. Concentration of Heritage Resources

Study areas which include a high concentration of identified heritage resources shall be given priority. The number of registered heritage properties within a study area shall be used as the indicator for this criterion since these properties have been formally designated as heritage resources.

2. Heritage Value

Study areas which include heritage resources which are rare examples of historic architecture from an early period in HRM, Nova Scotia, Canada, and North America shall be given priority. This criterion requires both quantitative and qualitative analyses.

3. Recent Development Pressure

Study areas which have experienced a relatively high number of permit applications in the past five years, between 2015 and 2020, when compared to the number of properties within the area. Areas with a higher rate of recent development will also include a higher rate of impact on the character of the contributing heritage resources.

4. Potential Development Pressure

Study areas which include potential large-scale redevelopment that could threaten heritage resources with demolition shall be given priority. Percentage of higher density land use designations within study areas shall be used as the indicator for this criterion.

Prioritization Evaluation

Concentration of Heritage Resources

HCD Study Areas	Total Area (Sq. Metres)	# of Properties	# of Registered Heritage Properties	Avg Date of Registered Heritage Properties	Permits Issued (2015-20)
Victoria Road	118,054	186	39	1889	44
Old North Suburb	88,435	84	37	1868	41
Downtown Dartmouth	243,634	165	26	1866	83
Creighton's Field	135,968	439	14	1871	111
Hydrostone	348,847	523	14	1920	93
Five Corners	50,090	59	13	1883	22
Bloomfield	91,161	239	11	1880	58
Harbourview	105,434	190	1	N/A	44
Westmount	257,114	281	0	N/A	60

Prioritization Evaluation

Evaluation Criteria Conclusion

- (1) Concentration of Heritage Resources (the total number of registered heritage properties);
Top Areas: (1) Victoria Road [39]; (2) Old North Suburb [37]; (3) Downtown Dartmouth [26]; and (4) Creighton's Field [14].
- (2) Heritage Value (due to the age, integrity and architectural character of the building stock)
Top Areas: (1) Downtown Dartmouth; (2) Old North Suburb; (3) Creighton's Field; and (4) Bloomfield
- (3) Recent Development Pressure
(based on number of permits issued divided by number of properties between 2015 and 2020)
Top Areas: (1) Downtown Dartmouth; (2) Old North Suburb; (3) Five Corners; and (4) Creighton's Field
- (4) Potential Development Pressure
(based on the amount of area included in higher density land use designations in the Regional Centre SMPS)
Top Areas: (1) Downtown Dartmouth; (2) Old North Suburb; (3) Creighton's Field; and (4) Bloomfield

The study areas that scored the highest based on an application of the criteria include 1) Downtown Dartmouth, 2) Old North Suburb, and 3) Creighton's Field, in this order of priority.



Process Review

Resources to Establish HCDs

Municipality	Stakeholder Committee (SC)		Number of Heritage Staff *
Toronto ON	Optional	SC increases project time but different perspectives provide a benefit.	3 **
Windsor ON	Optional	SC depends on how many issues need to be addressed and how much buy-in there is for project.	1.5
Edmonton AB	Yes	SC composed of residents most affected. Meet every three months.	4.5
Winnipeg MB	No	All owners invited to the public engagement events.	2
Ottawa ON	Optional	SC not required. Number of meetings depends on group.	6
Victoria BC	No	The applicant group is the SC.	1.5
Kingston ON	Optional	Local rate payer groups are heavily involved in providing specific edits to the documents and meeting with staff on multiple occasions.	2
HRM NS	Yes (Currently)	Heritage Advisory Committee selects and appoints an SC to work with staff.	3

Process Review

Reducing Timeframes to Implement HCDs

Several factors are needed if the timeframe required to implement future HCDs is going to be reduced:

- 1) Community Involvement
- 2) Public Participation Program
- 3) Planning and Municipal Staff Review
- 4) Consolidation of Planning Process
- 5) Consolidation of HCD Processes

Recommendations

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Suspends the rules of procedure under Schedule 3, the Community Planning and Economic Development Standing Committee Terms of Reference, of Administrative Order One, the Procedures of the Council Administrative Order;
2. Direct the Chief Administrative Officer to prioritize the adoption of new Heritage Conservation Districts in the following order: 1) Downtown Dartmouth; 2) Old North Suburb; and 3) Creighton's Field; and
3. Repeal the Existing Public Participation Program for Heritage Conservation Districts (HCDs) as contained in Attachment E and adopt a revised Public Participation Program for HCDs as contained in Attachment F.